Introductions

Jim Harnish, JD
Project Manager

Ryan Lester
Deputy Project Manager

Brenna Weatherby
Director, Environmental and Long-Range Planning

mintierharnish
Planning Tomorrow Today™

Rincon Consultants, Inc.
Presentation Outline

- Housing Element Basics
- Regional Housing Needs Allocation (RHNA)
- Meeting Housing Needs
- Project Schedule
- Community Engagement
City’s Project Manager

Aaron Hecock, AICP
Senior Planner,
City of St. Helena
ahecock@cityofsthelena.org
Housing Element Update
Housing Element Basics

- One of 12 Elements in City’s General Plan
- Housing Element updates required by State law in eight year “cycles.”
- Currently preparing the 6th cycle Housing Element update
- Updates done on a schedule prescribed by the State
Housing Element Basics

Housing Element:

- Provides an assessment of both current and future housing needs
- Identifies opportunities and constraints on housing production
- Establishes goals, policies, and programs to meet housing needs
- Updates City practices and regulations to reflect new State laws
Housing Element identifies strategies and programs that focus on:

- Conserving and improving existing affordable housing
- Maximizing housing opportunities throughout the community
- Assisting in the provision of affordable housing
- Removing governmental and other constraints to housing investment
- Promoting fair and equal housing opportunities
Housing Elements Basics

- **Housing sites inventory**
  - Identifies sites proposed to meet City’s housing needs
  - Can include:
    - Planned and proposed projects
    - Vacant land
    - Underutilized sites
    - Accessory dwelling units
  - Must address:
    - Housing for all income levels
    - Housing to meet the special housing needs

- **Review of existing goals, policies, and programs**
Affordable Housing Streamlined Approval Process: SB 35 (2017)

Additional Housing Element Sites Analysis Requirements: AB 879 (2017), AB 1397 (2017)

Affirmatively Furthering Fair Housing: AB 686 (2017)

No-Net-Loss Zoning: SB 166 (2017)

Safety Element Update to Address Adaptation and Resiliency: SB 1035 (2018)

By-Right Transitional and Permanent Supportive Housing: AB 2162 (2018), AB 101 (2019)

- Density Bonus: AB 1763 (2019)
- Housing Impact Fee Data: AB 1483 (2019)

Standardization of Sites Inventory Analysis and Reporting: SB 6 (2019)

Regional Housing Needs Allocation (RHNA)
What is RHNA?

- The representation of the future housing needs for all income levels in the city for the next eight years
- Prepared by Association of Bay Area Governments/Metropolitan Transportation Commission (ABAG/MTC)
- 6th cycle: January 15, 2023 – January 15, 2031
St. Helena

64 percent of RHNA is for sites that can accommodate lower-income housing.
# RHNA Change Since Last Update

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ABAG, Draft RHNA, May 2021
Meeting Housing Needs
How Do We Meet RHNA

A range of approaches, which could include:

- Reduce constraints to housing production
- Provide additional support to housing programs
- Update City regulations to meet State requirements
- Identify additional housing sites
- Rezone sites for higher density residential uses
- Increase maximum permitted residential densities
Site Selection and Analysis

- Identify capacity for 254 housing units in various affordability levels
- Determine existing development potential (“pipeline” projects; vacant and underutilized sites)
- Identify development constraints (physical and regulatory)
- Determine remaining development potential
- If necessary, identify additional sites, including rezoning, for multi-family / higher density housing for the very low- and low-income levels
Sites Analysis Example:
2015 – 2023 Housing Element (5th cycle)
Sites Analysis Example: 2015 – 2023 Housing Element (5th cycle)
Schedule
Working Project Schedule

- Phase 1: Project Initiation (early 2021, complete)
- Phase 2: Housing Element Update (Summer 2021-Summer 2022)
  - Phase 3: Public Health, Safety, and Noise Element Update (Fall 2021-Summer 2022)
  - Phase 4: Public Review Draft Housing Element (May-July 2022)
  - Phase 5: HCD Review (Summer 2022)
  - Phase 6: Environmental Documentation (Summer-Fall 2022)
  - Phase 7: Public Review and Adoption (Fall-Early Winter 2022)

Community Engagement
Engagement Events

- City Council / Planning Commission Study Sessions (3)
- Focus Group Meetings (7)
- Community Workshops (4)
- Planning Commission Meetings / Hearings (3)
- City Council Meetings / Hearings (3)
Community Workshops

- Workshop 1  Housing Concerns and Needs *(today!)*
- Workshop 2  Vacant and Underutilized Sites Assessment
- Workshop 3  Affirmatively Furthering Fair Housing; Safety Element
- Workshop 4  Public Review Draft Housing Element
Public Information and Participation

- Branding and logo
- Newsletters
- Website
- Social media outreach
- Work with local groups
- Virtual Events (Zoom, etc.)
- Online surveys / interactions
- Joint Study Sessions / Hearings
Website provides information and activities designed to inform and educate the community

• What is required in a Housing Element?
• What has changed in State law?
• What is RHNA?
• Housing terms (e.g., density, housing units, missing middle housing)
• Where are we in the schedule
• Providing input on housing sites and policies/programs
Newsletters

- Newsletter #1: Housing Element Overview
  - Available now on website (Documents page)

- Newsletter #2: Public Review Draft Housing Element
ST. HELENA HOUSING ELEMENT UPDATE

Welcome

The Housing Element Update is a pivotal opportunity to increase housing production in St. Helena. Through its consultants (Housing Element Team), will work with stakeholders to evaluate housing issues, constraints, and policies and programs to ensure St. Helena is positioned to meet its housing needs.
Next Steps

- Data collection and assessment
- Review status of existing goals, policies, and programs
- Prepare housing sites inventory
Discussion
Tonight’s Discussion

- What are the City’s major housing issues and concerns?
- What should be the City’s priorities when addressing housing issues/concerns?